

IN RE: PETITION FOR ZONING VARIANCE
N/S Lyons Mill Road, E of
Marriottsville Road
(Lots 55 and 26 of Rolling
Ridge, Section 1)
2nd Election District
3rd Councilmanic District
Pulte Home Corporation
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-553-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1801.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5 of the Comprehensive Manual of Development Policies (CMDP) to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet and window to tract boundary setbacks of 15 feet and 30 feet in lieu of the required 35 feet for Lot 55, and a building to tract boundary setback of 20 feet in lieu of the required 30 feet and/or the required window to tract boundary setback of 35 feet for Lot 26, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Newton A. Williams, Esquire, appeared and testified. Also appearing on behalf of the Petition were Russell Crandall, Land Development Manager for Petitioner, and George E. Gavrellis, Land Planner. There were no Protestants.

Testimony indicated that the subject properties, known as Lots 26 and 55 of Rolling Ridge, Section 1, consist of 0.320 acres and 0.344 acres, respectively, zoned D.R. 3.5, and are presently unimproved. Said lots are part of a large tract consisting of a total of 134 acres, split zoned D.R. 3.5 and D.R. 5.5 which Petitioner is attempting to develop with single family dwellings that are consistent with the architecture of the surrounding community. Petitioner was not certain at the time of filing

which model of home could be constructed on Lot 26 and requested both variances in the event both were necessary. Testimony indicated that due to the size and configuration of the subject lots, the relief requested is necessary in order to preserve the uniformity of the development. Testimony further indicated that the relief requested would not result in any detriment to the health, safety or general welfare of the surrounding community and meets the spirit and intent of the zoning regulations. Petitioner testified that it would suffer an undue hardship and practical difficulty should the requested relief be denied.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of August, 1990 that the Petition for Zoning Variance to permit a building to tract boundary setback of 15 feet in lieu of the required 30 feet and window to tract boundary setbacks of 15 feet and 30 feet in lieu of the required 35 feet for Lot 55, and a building to tract boundary setback of 20 feet in lieu of the required 30 feet and a

window to tract boundary setback of 20 feet in lieu of the required 35 feet for Lot 26, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

August 24, 1990

Newton A. Williams, Esquire
Suite 700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Lyons Mill Road, E of Marriottsville Road
(Lots 26 and 55 of Rolling Ridge, Section 1)
2nd Election District - 3rd Councilmanic District
Pulte Home Corporation - Petitioner
Case No. 90-553-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel
File

355
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-553-A
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C and Sec. V.B.5 of the CMDP to permit setbacks of 15' in lieu of the required 30' (building to tract boundary) and 15' and 30' in lieu of the required 35' (window to tract boundary) for Lots 55 and 26, and to permit a setback of 20' in lieu of the required 30' (building to tract boundary) and/or the following reasons: (Indicate hardship or practical difficulty)
1. Both Lots 55 and 26 are located in corners or peninsulas of the subject property running out to Lyons Mill Road rendering full compliance difficult.
2. Older lots approved under different regulations about the two lots on one or both sides with significant setbacks and the requested windows will make the improvements more attractive.
3. That without the requested variances, the Petitioners will sustain practical difficulty and unreasonable hardship and the requested variances are in harmony with the spirit and intent of the Regulations.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Pulte Home Corporation

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, or tract purchaser or representative to be contacted.

Newton A. Williams, Esquire

Suite 700, Court Towers

210 W. Pennsylvania Avenue

Towson, Maryland 21204

Phone No.

Towson, Maryland 21204

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of August, 1990, at 2 o'clock P.M.

J. Robert Haines
J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

DAFT McCUNE WALKER, INC. 200 East Pennsylvania Avenue, Towson, Maryland 21204 301 296 3333 FAX 301 296 4705
Land Planning & Development Consultants

Zoning Description

0.344 Acre Parcel, Lot 55, Section One.

"Rolling Ridge", North Side of Lyons Mill Road,
East of Marriottsville Road, Second Election District,
Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Site Planning
Computer Design
Graphics

Beginning for the same on the north side of Lyons Mill Road, 75 feet wide, and at a point located North 07 degrees 02 minutes 00 seconds East 37.50 feet from a point on the center line of said Lyons Mill Road, said last mentioned point being distant 1136.96 feet, more or less, as measured South 82 degrees 58 minutes 00 seconds East along said center line from its intersection with the center line of Marriottsville Road, 60 feet wide, running from the aforementioned beginning point and binding on said north side of Lyons Mill Road, (1) South 82 degrees 58 minutes 00 seconds East 90.97 feet, thence three courses: (2) North 05 degrees 33 minutes 08 seconds East 164.72 feet, (3) North 83 degrees 09 minutes 52 seconds West 90.96 feet, and (4) South 05 degrees 33 minutes 08 seconds West 164.41 feet to the point of beginning; containing 0.344 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONVEYANCE.

December 1, 1989

Our Job No. 84063.B (L84063B)



DAFT McCUNE WALKER, INC. 200 East Pennsylvania Avenue, Towson, Maryland 21204 301 296 3333 FAX 301 296 4705
Land Planning & Development Consultants

Zoning Description

0.320 Acre Parcel, Lot 26, Section One.

"Rolling Ridge", North Side of Lyons Mill Road,
East of Marriottsville Road, Second Election District,
Baltimore County, Maryland

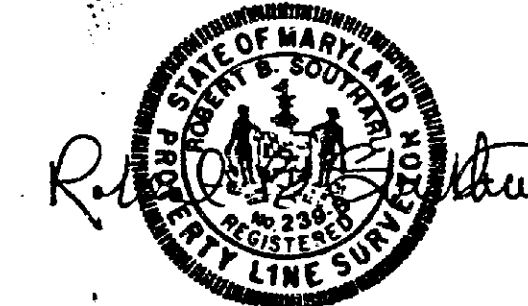
Land Planning
Engineering
Landscape Architecture
Site Planning
Computer Design
Graphics

Beginning for the same on the north side of Lyons Mill Road, 75 feet wide, and at a point located North 07 degrees 02 minutes 00 seconds East 37.50 feet from a point on the center line of said Lyons Mill Road, said last mentioned point being distant 633.02 feet, more or less, as measured South 82 degrees 58 minutes 00 seconds East along said center line from its intersection with the center line of Marriottsville Road, 60 feet wide, running from the aforementioned beginning point and binding on said north side of Lyons Mill Road, (1) South 82 degrees 58 minutes 00 seconds East 80.68 feet, thence three courses: (2) North 05 degrees 33 minutes 08 seconds East 177.95 feet, (3) North 83 degrees 09 minutes 52 seconds West 76.08 feet, and (4) South 07 degrees 02 minutes 00 seconds West 177.63 feet to the point of beginning; containing 0.320 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONVEYANCE.

December 1, 1989

Our Job No. 84063.B (L84063B.1)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-553-A

District: 2nd
Posted for: 14 days
Petitioner: Pulte Home Corporation
Location of property: N/S Lyons Mill Road, 633.02' and 1136.96' E of E of Marriottsville Road
Location of Sign: On front of subject property at 9810 Lyons Mill Road
Remarks:
Posted by: J. Robert Haines
Date of return: August 3, 1990
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
NE 2084

Date

H9360355

PUBLIC HEARING FEES QTY PRICE
030 ZONING VARIANCE (OTHER) 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: PULTE HOME CORP

B 8120*****1750018 311F
Please make check payable to: Baltimore County

Cashier Validation:

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.
Petition for Zoning Variance
Case Number: 90-553-A
N/S Lyons Mill Road, 633.02' & 1136.08' E of c/l Marriottville Rd.
2nd Election District - 2nd Councilmanic
Petitioner(s): Pulte Home Corporation
Hearings: TUESDAY, AUGUST 21, 1990 at 2:00 p.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
7/10/90 July 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 13, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 12, 1990

THE JEFFERSONIAN,

S. Zeke Orlow
Publisher

PO 106135

CERTIFICATE OF PUBLICATION

Pikesville, Md., 7/11, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 12th day of July 1990 the first publication appearing on the 11th day of July 1990 the second publication appearing on the 12th day of July 1990 the third publication appearing on the 13th day of July 1990

THE NORTHWEST STAR

Manager: Don Burk
Cost of Advertisement \$32-

will be available, as well as food, and bagel and Raisin date is Sunday, July 22. Free admission.

Talking to Children About Anti-Semitism

Against a backdrop of cemetery desecrations and inflammatory rhetoric, attention has been focused on a troubling upsurge of anti-Semitism throughout Europe, but the problem is not restricted to other shores. Although anti-Semitism has been on the wane in the United States for nearly half a century, a recent increase in anti-Semitic incidents has prompted alarm within the American Jewish community. Of particular concern to parents is the effect of anti-Semitism on children.

NAAMAT USA addresses the problem in the latest issue of NAAMAT Women and offers some practical advice on how to respond to a child who has experienced such an incident. The article looks at several approaches to dealing with anti-Semitism, from family discussion to community action and legal redress. Reprints are available through NAAMAT.

Artists Needed

The Cultural Arts Institute is hiring music, dance and drama teachers for its After-School Performing Arts in Education Program in the Baltimore City Schools for the fall, winter and spring 1990-91 semesters. Interviews by appointment only. Call Julie Nathanson at 455-ARTS.

BUYING

Honest & Confidential
Appraisals & Purchases of
Quality Jewelry, Sterling
Flatware/Holloware & Co.
Call for an appointment
PIKESVILLE
Coin & Jewelry Exchange
1350 Reisterstown Rd.
Pikesville, MD.
653-3430

Saving Our Community

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 8/21/90
PUBLIC HEARING FEES
QTY PRICE
OBO - POSTING SIGNS / ADVERTISING 1 X \$106.11
TOTAL: \$106.11
LAST NAME OF OWNER: PULTE HOME CORP

For further information, please contact the Planning & Zoning Department at 887-3353.

LEGAL NOTICE

BALTIMORE COUNTY
Zoning Commissioner
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.
Petition for Zoning Variance
Case Number: 90-553-A
N/S Lyons Mill Road, 633.02' & 1136.08' E of c/l Marriottville Rd.
2nd Election District - 2nd Councilmanic
Petitioner(s): Pulte Home Corporation
Hearings: TUESDAY, AUGUST 21, 1990 at 2:00 p.m.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Pulte Home Corporation
11120 New Hampshire Avenue
Silver Spring, Maryland 20904

Re: Petition for Zoning Variance
CASE NUMBER: 90-553-A
N/S Lyons Mill Road, 633.02' & 1136.08' E of c/l Marriottville Rd.
2nd Election District - 2nd Councilmanic
Petitioner(s): Pulte Home Corporation
HEARINGS: TUESDAY, AUGUST 21, 1990 at 2:00 p.m.

Gentlemen:

Please be advised that \$_____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland (fifteen (15) minutes before your hearing is scheduled to begin).

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Newton A. Williams, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 25, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-553-A
N/S Lyons Mill Road, 633.02' & 1136.08' E of c/l Marriottville Rd.
2nd Election District - 2nd Councilmanic
Petitioner(s): Pulte Home Corporation
Hearings: TUESDAY, AUGUST 21, 1990 at 2:00 p.m.

Variances to permit setbacks of 15 ft. in lieu of the required 30 ft. (building to tract boundary) and 15 ft. and 30 ft. in lieu of the required 35 ft. (window to tract boundary) for lot #55 and to permit a setback of 20 ft. in lieu of the required 30 ft. (building to tract boundary) and/or the required 35 ft. (window to tract boundary) for lot #26.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Pulte Home Corporation
Newton A. Williams, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 6, 1990

Newton A. Williams, Esquire
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 355, Case No. 90-553-A
Petitioner: Pulte Homes Corp., et al
Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINKELSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael Schraeder
Pulte Home Corporation
11120 New Hampshire Avenue
Silver Spring, MD 20904

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 6th day of June, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Pulte Home Corporation, et al

Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Pulte Home Corp., Item No. 355

DATE: May 31, 1990

The Petitioners request Variances to side yard setback (tract boundary) requirements for Lots 26 and 55 of Rolling Ridge.

In reference to this request, staff offers the following comments:

- The Revised 2nd Amended CRG Plan of Rolling Ridge - Alternate #2 was approved September 28, 1989 (CRG File No. 11-364). The subject lots were shown as Lots 276 and 277 on that plan.
- Strict compliance with the required tract boundary setbacks would create a hardship to the Petitioner by compromising the size of these dwellings.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

June 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 355, 395, 408, 409, 410, 411, 412, 413, 414, 416, 417, 418, and 421.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lvw

RECEIVED
JUN 13 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reinecke
Chief

JUNE 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: FULTE HOME CORPORATION
Location: N/S LYONS MILL ROAD
Item No.: 355 Zoning Agenda: JUNE 12, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. Chapter 22

REVIEWER: *Paul H. Reinecke* Noted and Approved *Cpt. W.F. Brody*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 14, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for June 12, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 355, 408, 409, 410, 411, 412, 414, 416, 417, 418 and 421.

For Item 395, the side yard as shown on the plat is 34.7 feet. The variance requested to 37 feet would not be adequate.

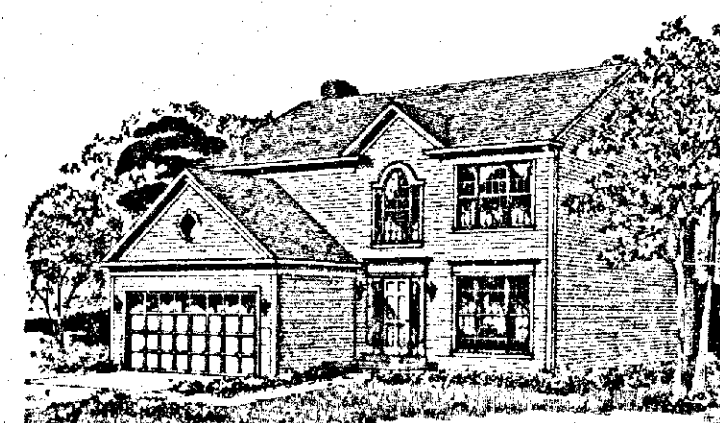
For Item 413, the previous County Review Group comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

NOVA

40 x 40

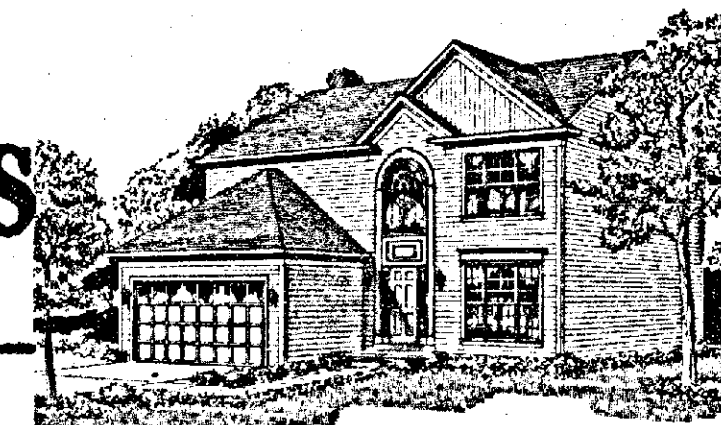


Elevation A.



Elevation B.

PETITIONER'S
EXHIBIT 3A

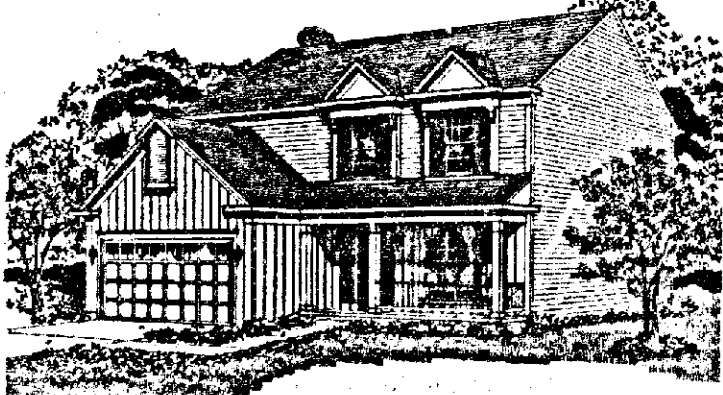


Elevation C.



Elevation D.

90-553A



Elevation E.

Renderings shown are artist conceptions, options and details may vary.

MAGELLAN

34 x 40



Elevation A.



Elevation B.

PETITIONER'S
EXHIBIT 3B

90-553A



Elevation C.



Elevation D.

Renderings shown are artist conceptions, options and details may vary.

MARINER

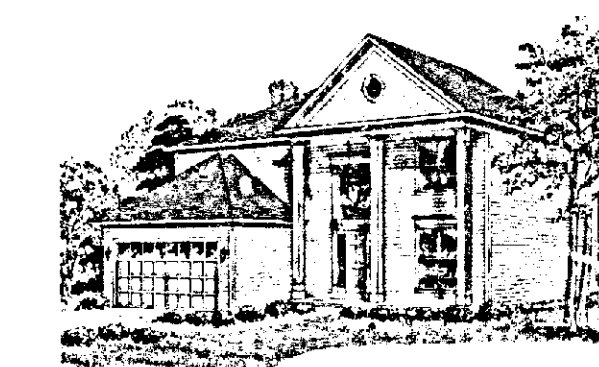
44 x 38



Elevation A.



Elevation B.



Elevation C.

PETITIONER'S
EXHIBIT 3C

90-553A



Elevation D.



Elevation E.

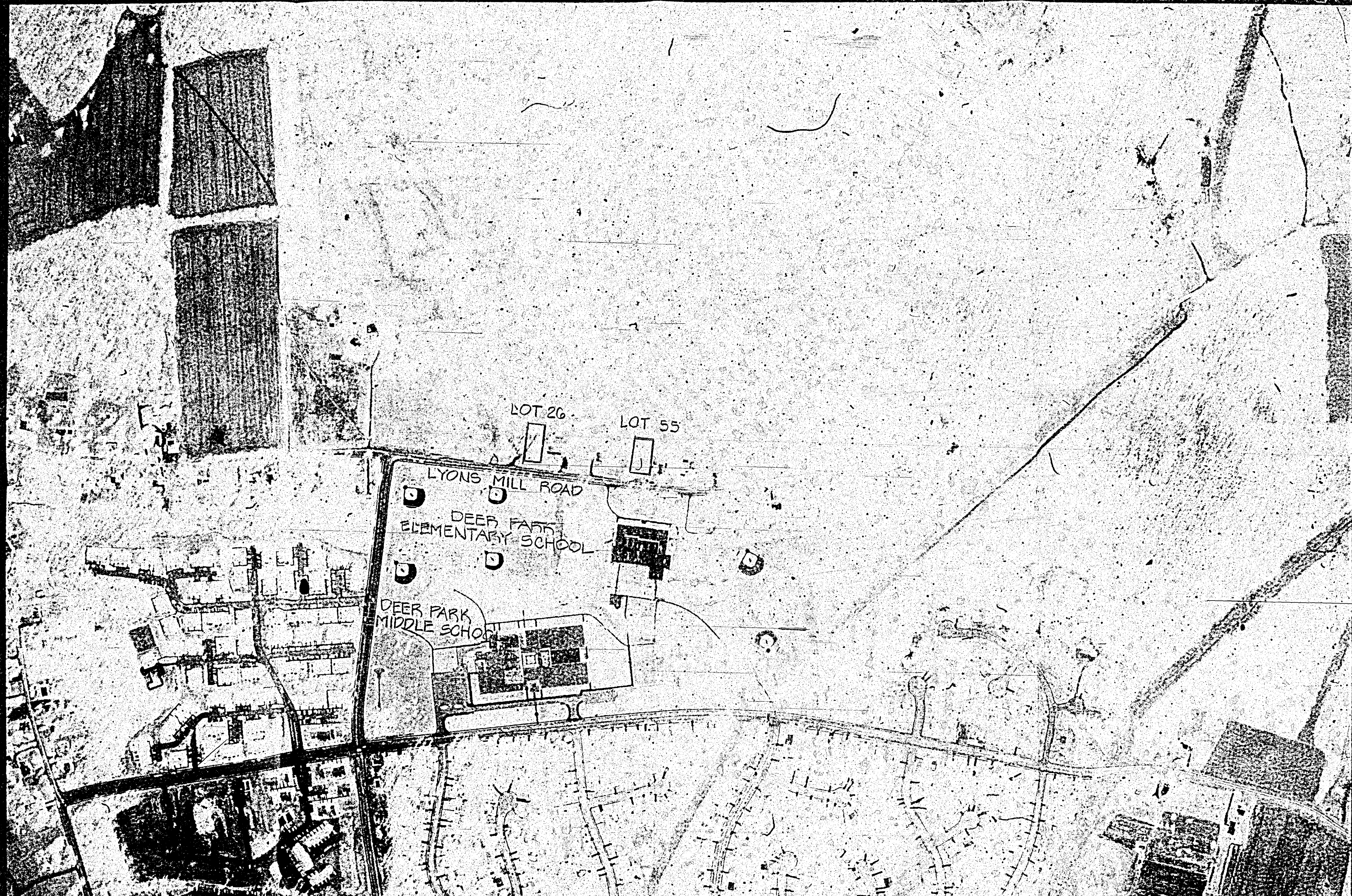


Elevation F.

Renderings shown are artist conceptions, options and details may vary.



DAFT-McCUNE-WALKER, INC.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PETITIONER'S
EXHIBIT 2

90-553A

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
HARRISONVILLE
VICINITY

SHEET
NW
9-J